

## **Offer Instructions**

**Property Address: 484 Euclid Ave #304, Pasadena**

**Offer Deadline: Monday, 5/17/2021, at noon**

Seller's Brokerage: Lin Realty Group # 02097017

Seller's Agent: Evangelyn Lin # 01817694

1. Seller(s) information: Raymond C O Shum, Thomas K S Shum, & Leona M C C Shum
2. Proof of funds and Pre-approval letter to be 1-month from the offer date. Buyer's name and date must appear on all documents.
3. For any waived contingencies, please include the contingency removal form along with offer package.
4. Offers must be submitted on [Linrealtyoffers.com](http://Linrealtyoffers.com)

### **TIMELINE AND TERMS PREFERRED:**

- COE to be 30 days or sooner
- Parcel number: 5722-034-102
- EMD to be 3% of the purchase price.
- Paragraph 3.A(1) Buyer shall deliver deposit directly to Escrow Holder by electronic funds transfer
- Best available market rates apply.
- Appraisal contingency to be 10 days or sooner.
- Loan contingency to be 14 days or sooner.
- Paragraph 7.D(2) & 7.D(7) – does not apply.
- Home warranty to not exceed \$600.00.
- Physical contingency to be 10 days or sooner.
- Paragraph 21 & 22 - Buyers to initial
- Buyer to be responsible for any and all termite report and clearance and done outside of escrow
- Any and all appliances left in the property shall be included with the sale at no additional cost to the buyer
- Property to be sold in as-is condition with no repairs or credits given whatsoever. Buyer to assume any and all responsibilities regarding the condition of the property
- Seller reserves the right of all services.

### **SERVICES:**

- Escrow to be Glen Oaks Escrow with Stephanie Demars.
- Title to be Chicago Title with Nathan Starks.
- NHD to be Property ID.
- Home Warranty to be First American Home Warranty with Sandi Franco.

For any questions, please email [Eva@linrealtygroup.com](mailto:Eva@linrealtygroup.com) and [Angel@Linrealtygroup.com](mailto:Angel@Linrealtygroup.com)